

Maryann Furlong, Township Manager  
Chadds Ford Township  
10 Ring Road  
Chadds Ford, PA 19317

November 4, 2021

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**RE: Preliminary/Final Plan Submission**

**Brandywine Conservancy and Museum of Art Mechanical Building  
Waiver Requests and Response to Comments**

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CHADDS FORD  
TOWNSHIP

Dear Ms. Furlong:

The Brandywine Conservancy and Museum of Art (BCMA) greatly appreciates the Township's timely review of the above referenced project.

**Waiver Requests**

For the purposes of the Chadds Ford Township Preliminary/Final Land Development Application, we request the following waivers:

1. ***§105 Stormwater Management.*** BCMA requests a waiver from this requirement. The structure will be approximately 917 square feet. However, the existing cooling tower structure will be removed and the net increase in impervious area will be 472 square feet. The new structure will be elevated and the surface beneath will be unpaved. BCMA believes the project may be exempt under §105 – 106 Exemptions, Table 106.1
2. ***§110-12 Plan requirements for recreational lands and facilities.*** BCMA requests a waiver from this requirement and a waiver of a Fee in Lieu.
3. ***§110-19.B(12) and §110-22.B Datum to which contour elevations refer, and reference to known, established benchmarks and elevations.*** BCMA requests a waiver from the reference to known, established benchmarks. Due to the emergency nature of this project, the Existing Conditions Plan was documented using past survey information and the Delaware County Geographic Information System. The datum and elevation are provided on the plan set, however an established benchmark is not available as an actual topographic survey was not conducted for this project.
4. ***§110-19(C)(3) The Preliminary Plan shall be accompanied by the following materials: An environmental impact assessment (EIA) report as set forth in Article VII, § 110-52.*** BCMA requests a waiver from this requirement.
5. ***§110-19(C)(5) The Preliminary Plan shall be accompanied by the following materials: A planning module for land development as required by Act 537, the Pennsylvania Sewage Facilities Act.*** BCMA requests a waiver from this requirement. The Mechanical Building will be an unoccupied structure and will not include potable water or sanitary facilities and will not be serviced by a sanitary sewer.
6. ***§110-22.B(7) In addition to all illustrations and notes required under § 110-19B to accompany the preliminary plan, the following shall be submitted: A final landscaping plan indicating precise types, quantities and sizes of proposed trees, shrubs and groundcovers, and other landscaping elements.*** BCMA requests a waiver from this requirement. The existing mature White Pine trees will be protected during

construction and provide a landscape screen for the Mechanical Building.

#### **Response to Comments**

1. ***The proposed building will require a variance from the Zoning Hearing Board with regard to the rear yard setback per §135-9.G.***

Acknowledged and a Zoning Variance has been requested.

2. ***The applicant shall notify abutting owners that a plan has been filed at least 10 days in advance of the Planning Commission meeting per §110-10.C. Evidence of such notification should be provided to the Township.***

Will comply. Evidence that abutting owners have been notified at least 10 days in advance of the Planning Commission Meeting will be provided. All adjacent parcels are owned by BCMA with the exception of a parcel owned by SEPTA.

3. ***Recreational lands and facilities or a fee-in-lieu thereof is required for non-residential developments per §110-12.***

A waiver is requested for this item.

4. ***In accordance with §110-19.B and §110-22.B, the following additional plan information should be provided:***

- a. ***Tract boundaries with dimensions, bearings and distances. (§110-19.B(6))***

Will comply. Tract boundaries with dimensions, bearings and distances are indicated on the Plan Set.

- b. ***Names and addresses of abutting owners. (§110-19.B(8))***

Will comply. Names and addresses of abutting owners are indicated on the plan set.

- c. ***Datum to which contour elevations refer, and reference to known, established benchmarks and elevations. (§110-19.B(12))***

A partial waiver for this item is requested as an actual topographic survey was not completed for this project and an established benchmark is not available.

- d. ***Total acreage of the tract. (§110-19.B(19)) Note, the plans should include parcel information for the lots/tract.***

Will comply. The information is provided on the plan set.

- e. ***A final landscaping plan per (§110-22.B(7)). Note, a separate landscaping plan may not be needed. The applicant should clarify how the proposed building will be screened with existing landscaping.***

A waiver is requested for this item. The structure will be screened by the existing established White Pine trees as indicated on the Site Plan.

- f. ***A signature block used for signing the final plan (§110-22.B(8))***

Will comply. A signature block has been added.

- g. ***Plan certifications outlined in §110-22.B(11).***

Will comply. A certification statement has been added.

5. *In accordance with §110-19.C, the following additional information is required:*

a. *A copy of the deed for the subject tract. (§110-19.C(1))*

Will comply. A copy of the deed has been provided.

b. *An environmental impact assessment. (§110-19.C(3))*

A waiver for this item has been requested.

c. *A sewage facilities planning module or exemption. (§110-19.C(5))*

A waiver for this item has been requested.

6. *The zoning table should be listed on the Site Plan and should be expanded to confirm lot size and building height.*

Will comply. The lot size and building height are indicated on the Zoning Table.

7. *The applicant should confirm the proposed building size as the plans differ from the size listed on the Act 247 application.*

Will comply.

8. *Note 1 on Sheet C1.02 notes that utilities and connections to the proposed building are to be determined. The applicant should clarify which facilities will be serviced by the mechanical building and discuss preliminary locations/types of connections.*

Will comply. The building will be serviced by electric and chilled water to be extended from the adjacent existing utilities that serviced the former mechanical units.

Thank you, and if you have any questions or need additional information, please contact me at [michelea@melioradesign.com](mailto:michelea@melioradesign.com) or at 610-933-0123, or directly on my cell at 610-842-3547.

Yours sincerely,



Michele C. Adams, PE LEED AP  
Principal, Meliora Design

